

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 76
AGENDA DATE: Thu 12/16/2004
PAGE: 1 of 1

SUBJECT: C14H-04-0017 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as the Costley-Goins House, 1157 San Bernard Street (Town Lake Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to family residence-historic-neighborhood plan (SF-3-H-NP) combining district zoning. First reading on December 2, 2004. Vote: 7-0. Conditions met as follows: No conditions were imposed by Council on first ordinance reading. Applicant: Lloyd and Libby Doggett, owners. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-04-0017

H.L.C. DATE: September 13, 2004

P.C. DATE: October 26, 2004

AREA: 12,759.2 square feet

APPLICANT: Lloyd and Libby Doggett

AGENT: Emily Little,
Emily Little Architects

HISTORIC NAME: Costley-Goins House

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1157 San Bernard Street

ZONING FROM: SF-3-NP

ZONING TO: SF-3-NP-H

SUMMARY STAFF RECOMMENDATION: Staff **recommends** the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - historic (SF-3-NP-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change **from** family residence, neighborhood plan (SF-3-NP) district **to** family residence, neighborhood plan - historic (SF-3-NP-H) combining district zoning. Vote: 6-0 (Fowler, Hooper, and Mather absent).

PLANNING COMMISSION ACTION: Recommended a zoning change **from** family residence, neighborhood plan (SF-3-NP) district **to** family residence, neighborhood plan - historic (SF-3-NP-H) combining district zoning. Vote: 8-0.

DEPARTMENT COMMENTS: The house is listed in the East Austin Survey (1978) for architectural significance.

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Robertson Hill Neighborhood Organization

BASIS FOR RECOMMENDATION:

The ca. 1897 Costley-Goins House is a good example of vernacular Victorian architecture, and has significant associations with the Rev. Joshua Van Buren Goins, a presiding elder of the African Methodist Episcopal Church in Central Texas. The house was built by John Costley, who operated a book-keeping firm at 400 E. 6th Street at the turn of the 20th century. After several years as a rental unit, the property was purchased by Rev. Goins in 1918. He remained in the house until 1958.

The Costley-Goins House meets Historic Landmark Designation Criteria 1, 3, 6, 7, 9, and 11.

1. Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States. The Costley-Goins House represents the shift on San Bernard Street from middle-class Anglo families to middle-class African-American families in the first decades of the 20th century. Built in 1897, the house was first occupied by John Costley, who was a principal in a downtown book-keeping firm. Costley remained in the house until 1903, when it was rented to a book-keeper then a clerk. By 1910, the occupants of the house became more working class, such as a carpenter and a brakeman for the International and Great Northern Railroad, reflecting a similar transition on the street and in East Austin as a whole. In 1918, the Rev. Joshua V.B. Goins, an elder in the African Methodist Episcopal Church, purchased the property. Goins represented the upper middle class of Austin's African-American community at the time; as a church official, and sometime teacher at segregated schools, he was considered to be in the African-American professional class, and a community leader. Goins remained in the house until the late 1950s, when it again became a rental unit, being subdivided into rooms and apartments.

3. Embodiment of distinguishing characteristics of an architectural type or specimen. The ca. 1897 house is a vernacular Victorian structure, with a wing-and-gable configuration. Vernacular Victorian houses were designed and built by carpenters rather than professional architects, and represented the middle-class answer to the larger and more ornate Queen Anne houses of the period. The Costley-Goins house has cutaway corners on the projecting bay, a prominent front porch, and other restrained architectural detail which embody the tastes and budgets of middle class families.

6. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif. The Costley-Goins house is on San Bernard Street, which has a wealth of designated

historic landmarks, and is a prime candidate for designation as a historic district, as delineated by the 2000 survey of East Austin.

7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style. See No. 3 above.

9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States. The Rev. Joshua V.B. Goins purchased the house in 1918 upon his arrival in Austin and leadership in the local and state conferences of the African Methodist Episcopal Church. The city's two major AME churches, Metropolitan and Grant's Chapel were both in the neighborhood, exemplifying the transition from Anglo to African-American residents; Goins' purchase of the house in 1918 reflects the change in the racial and ethnic makeup of property owners in the area.

11. Identification with a person or persons who significantly contributed to the culture and development of the city, state or United States. The house was purchased in 1918 by the Rev. Joshua Van Buren Goins, Jr. (1879-1966), son of an early AME leader who has been called the "father of African Methodism in Texas," for having organized over 40 congregations and building 14 AME churches in the state, including the Joshua Chapel AME Church in Waxahachie, was named for him, and for which congregation he served as the first preacher. Joshua Jr. followed in his father's footsteps. The 1910 Federal Census shows Joshua Jr. living in Bryan, Texas, but he came to Austin some time before 1918. His World War I draft card indicates that he was living at 1157 San Bernard, and he listed his occupation as minister of the AME church and presiding elder. He may have served as the pastor of Grant's Chapel AME church in his first years in Austin, but that tenure is not reflected in the city directories. The 1918 City Directory does not list Goins as an Austin resident, and the Rev. Frank Taylor was pastor at Grant's Chapel. Goins became a community leader in Austin quickly - the 1920 directory shows Goins as the presiding elder of the AME church and a teacher at Gregory School. He was the presiding elder of the Temple District of the AME in the 1924 and 1927 directories, then of the Austin District of the AME in the 1930s. He remained in the house until 1958, then took on a pastorate at Metropolitan.

PARCEL NO.: 02070805030000

DEED RECORD: Docket No.
2003298352

ANNUAL TAX ABATEMENT: \$4,188 (owner-occupied rate) City exemption: \$1,102.

APPRAISED VALUE: \$236,974

PRESENT USE: Vacant

CONSTRUCTION/DESCRIPTION: One-and-a-half story wing-and-gable plan frame house with cutaway corners on the projecting bay and partial-width inset porch with stuccoed boxed columns. There is a modern hipped-roof dormer piercing the front and rear roof of the property; this dormer will likely be removed by the current owner who is proposing a restoration of the house to its original appearance.

CONDITION: Fair

PRESENT OWNERS

Lloyd and Libby Doggett
1200 Baylor # 401
Austin, Texas 78703

DATE BUILT: ca. 1897

ALTERATIONS/ADDITIONS: Rev. Goins constructed a wood-frame garage apartment behind the house in 1939. The original turned wood porch posts were boxed and finished with stucco at an unknown date. The front porch rail does not appear to be original. The wraparound portion of the front porch was enclosed at an unknown date to create an apartment. Dormers were added to the front and rear of the house at an unknown date. There was a fire in 1973; city building permit records reveal a building permit that year to repair fire damage to the house.

ORIGINAL OWNER(S): John Costley (1897)

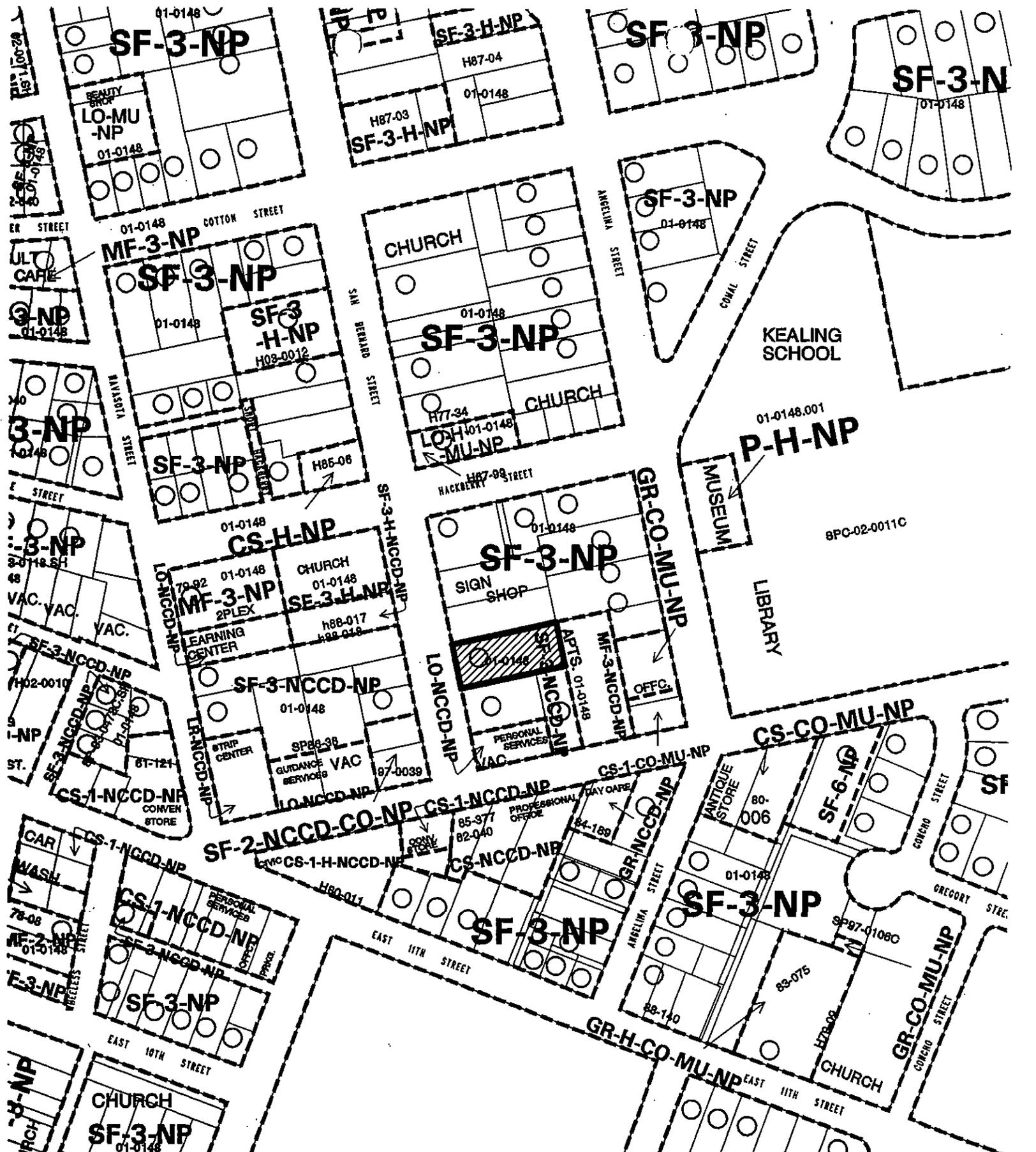
OTHER HISTORICAL DESIGNATIONS:

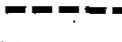
NATIONAL REGISTER: No

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: Yes: listed in the East Austin Survey (1978) for architectural significance.



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: S. SADOWSKY

HISTORIC ZONING
 CASE #: C14H-04-0017
 ADDRESS: 1157 SAN BERNARD
 DATE: 04-08
 SUBJECT AREA (acres): N/A
 INTLS: SM

CITY GRID REFERENCE NUMBER
 K22



1157 San Bernard - Architectural Description

The house at 1157 San Bernard was built ca. 1897 and is a fine example of Victorian architecture in turn of the century Texas. Although the house has been significantly remodeled over the years, and many of the architectural features have been removed or covered, enough evidence exists to determine most of the original character of the home.

The front and rear porches had turned wood columns. One full column now stands at the rear porch and will be used as a model to reproduce restoration columns. At this time, we have yet to discover any balusters on site, but additional removal of newer layers may reveal a baluster. Every attempt will be made to replicate the original design.

The front porch originally wrapped the southwest corner, and this feature will be restored. The beaded ceilings are intact.

The original wood siding is beveled, centermatch, and is mostly intact.

Most doors are four panel with transoms and hardware intact. The door and window trim is butterfly type with bullseye corners. Door and window hardware is also mostly intact and will be cleaned and reused.

The interior ceilings are eleven feet tall. A central Parlor and the Entry Hall have alternating beaded (3") and smooth (3") wainscoting, a feature seen in many nearby Victorian homes.

The roofline has been altered significantly over the years. It was possibly a hipped roof, with lower almost flat porch roofs tucked just below the eaves. The frontview of the roof will be restored by removing the inappropriate dormer.

The house is significant architecturally due to its distinguishing characteristics as a prime example of the Victorian homes being built in the area in the late 1890's. Typical of this area of Austin, the house is not lavish or ornate in detailing, but embodies the charm of the era. The house is a crucial element on the important, wide boulevard of San Bernard. This street is home to some of the best examples of turn of the century architecture in East Austin, and the house at 1157 is an important piece of this historic fabric. The entire street has become a source of community pride and it is of prime importance that each element be restored to its original stature.

Rev. J.V.E. Goins

1157B San Benard

33

56

2

D

Frame garage apartment

254n - 1/4/39

4

11-19-73=#139363-Annie Hilliery-skgk-
repair fire damage res.-\$12,500

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>8-9-04</u>	FILE NUMBER(S) <u>CHH-04-0017</u>
TENTATIVE HLC DATE: _____	_____
TENTATIVE PC or ZAP DATE: _____	_____
TENTATIVE CC DATE: _____	CITY INITIATED: YES / <input checked="" type="radio"/> NO
CASE MANAGER: <u>SEK SADOWSKY</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME: LIBBY & LLOYD DOGGETT

2. PROJECT NAME: _____

3. PROJECT STREET ADDRESS (or Range): 1157 SAN BERNARD STREET

ZIP: 78702 COUNTY: TRAVIS

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. 13,125 SQ.FT. (LOT: 75' x 175')

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>RESIDENTIAL</u>	_____	<u>13,125</u>	<u>RESIDENTIAL</u>	<u>SF3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT?	(YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
8. SUBDIVISION?	(YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
9. SITE PLAN?	(YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: GEORGE L. ROBERTSON SUBDIVISION
 Block(s) NORTH 75' & BUCK 2 Lot(s) 1 Outlot(s) 56 DIV. B
 Plat Book: "E" Page 616
 Number: _____
 10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: _____ PAGE: _____ TAX PARCEL I.D. NO. 02070805030000
 INSTRUMENT No. 2004138763

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES NO
 TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
 13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO
 14. IS A TIA REQUIRED? YES (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
 TRIPS PER DAY: _____
 TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST
 If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
 SIGNATURE: Libby & Lloyd Roggett NAME: LIBBY & LLOYD ROGGETT
 FIRM NAME: Libby & Lloyd Roggett TELEPHONE NUMBER: _____
 STREET ADDRESS: 1202 Baylor #401
 CITY: Austin STATE: TX ZIP CODE: 78703
 EMAIL ADDRESS: ldoggett@earthlink.net

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
 SIGNATURE: Emily Little NAME: EMILY LITTLE
 FIRM NAME: EMILY LITTLE ARCHITECTS TELEPHONE NUMBER: 477-3447 x 202
 STREET ADDRESS: 1001 EAST 8th STREET
 CITY: AUSTIN STATE: TEXAS ZIP CODE: 78702
 CONTACT PERSON: EMILY LITTLE or PAUL CLAYTON TELEPHONE NUMBER: 477-3447 x 202 - Emily
 EMAIL ADDRESS: emily@emilylittle.com or paul@emilylittle.com x 203 - Paul

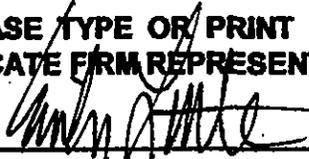
DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 8.7.04
Signature Date

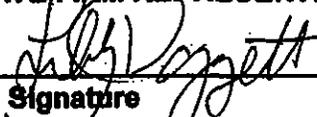
EMILY LITTLE
Name (Typed or Printed)

EMILY LITTLE ARCHITECTS, Inc.
Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

 8/8/04
Signature Date

Libby Roggett
Name (Typed or Printed)

NA
Firm (If applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

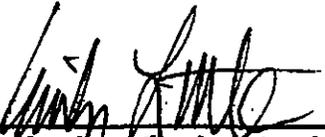
I, EMILY LITTLE have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1157 SAN BERNARD STREET
(Address or Legal Description)
AUSTIN, TEXAS 78702

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

AUG. 7, 2004
(Date)

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 117056

ACCOUNT NUMBER: 02-0708-0503-0000

PROPERTY OWNER:

CASIAS MICHAEL & MARY BETH
1157 SAN BERNARD ST
AUSTIN, TX 78702

PROPERTY DESCRIPTION:

75 X 175 FT OF
LOT 1 BLK 2 OLT 56 DIV B
ROBERTSON GEO L SUBD

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 001157 SAN BERNARD ST 00000

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2003	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2003 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
TAXES PAID FOR YEAR 2003 \$5,317.23

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/10/2004

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: *Joyce Henderson*

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE COSTLEY-GOMEZ HOUSE
3 LOCATED AT 1157 SAN BERNARD STREET IN THE CENTRAL EAST AUSTIN
4 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
5 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY
6 RESIDENCE-HISTORIC-NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING
7 DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 PART 1. The zoning map established by Section 21A.05 of the City Code is amended to
12 change the base district from family residence-neighborhood plan (SF-3-NP) combining
13 district to family residence-historic-neighborhood plan (SF-3-H-NP) combining
14 the property described in Zoning Case No. C14H04-0012 and file at the Neighborhood
15 Planning and Zoning Department, as follows:

16
17 A 75 foot by 175 foot parcel of land, more or less, out of Lot 1, Block 2, Outlot 56,
18 Division B, George L. Robertson Subdivision, a subdivision in the City of Austin,
19 Travis County, Texas, according to the map of plat of record in Plat Book Z, Page
20 616, of the Public Records of Travis County, Texas, (the "Property")

21
22 generally known as the Costley-Gomez House, locally known as 1157 San Bernard Street,
23 in the Central East Austin neighborhood plan area, in the City of Austin, Travis County,
24 Texas, and generally identified in the map attached as Exhibit "A".

25
26 PART 2. Except as provided in this ordinance, the Property is subject to Ordinance No.
27 011213-42 that established the Central East Austin neighborhood plan combining district.

1 **PART 3.** This ordinance takes effect on _____, 2004.

2
3 **PASSED AND APPROVED**

4
5
6 _____, 2004

7 §
8 §
9 §

10 _____ Wynn
11 _____ or

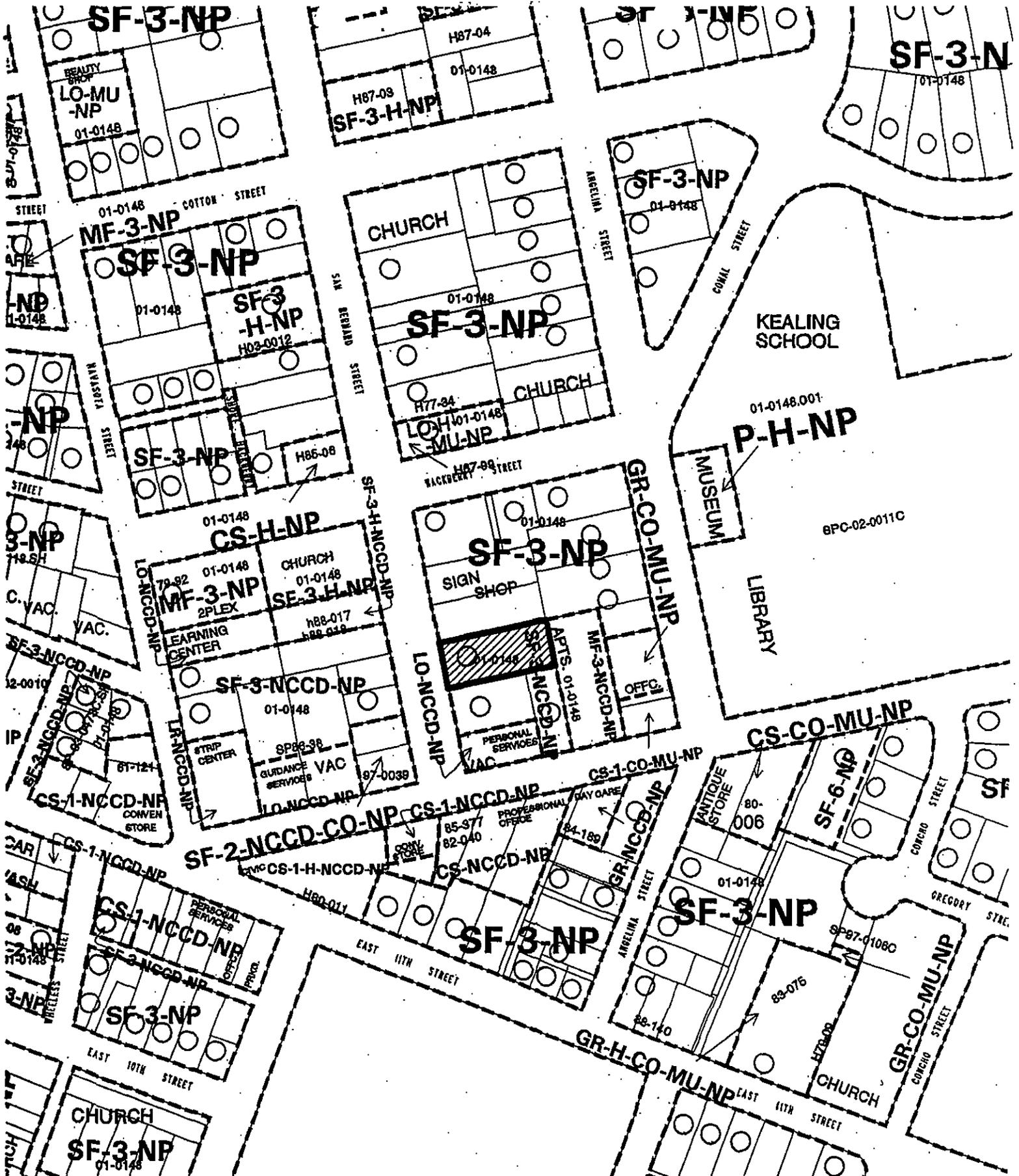
12 **APPROVED:**

13 **ATTEST**

14 David Allan Smith
15 City Attorney

Shirley A. Brown
City Clerk

DRAFT



	SUBJECT TRACT	HISTORIC ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER K22
	PENDING CASE		
	ZONING BOUNDARY		
	CASE MGR: S. SADOWSKY		
CASE #: C14H-04-0017		DATE: 04-08	
ADDRESS: 1167 SAN BERNARD		INTLS: SM	
SUBJECT AREA (acres): N/A		10TH ST.	

1" = 200'

CEMETERY